

**Builders/Modification Joint Subcommittee Meeting
January 28, 2010
Shenandoah Room, Shenandoah Building
Meeting Agenda**

- A. Continuation of Issues Papers Discussion
- B. Review/Comment on Draft Design Book

Affordable Dwelling Unit (ADU) Design Book

Basic Framework

Builders and Modifications Joint Committee

March 11, 2008 & March 25, 2008 Meetings

A. DEVELOP A SCORE CARD WITH A NUMBER OF COMPONENTS

1. Exterior

- Architectural Details/Standards
- Rooflines
- Unit Types
 - SFD
 - SFA
 - Multi
- Great House
- Heights
- Garages (number and door design)
- Siding

2. Interior Fittings

- Minimum specifications

3. Layout/Land Plan

- Street frontage

B. ORDINANCE AMENDMENTS

1. Remove compatibility and interspersed and add minimum guidelines upon recommendation of ADUAB and approval of Zoning Administrator. Guidebook will go through public comment if referenced in the Zoning Ordinance.

2. Add opportunity for innovative product types. A step to consult with ADUAB to determine if the goals of program are being met and the innovation furthers County's affordable housing goals.

3. Two paths for a builder to follow:

Path A: Creative design goes before ADUAB & Zoning for approval.

Path B: Follow the steps laid out in the Ordinance to get to the bottom line.

4. Review development standards; setbacks (R-24 yard requirements, for example); applicability of covenants; timing of release of the covenants; ability to consider reasonable alternatives (out of the box idea); bonus density or sliding scale; clarify.

**Suggestions from ADU Residents
Focus Group Meeting
April 9, 2008**

Develop condo fee research – need this– prorate the fees based on unit.

Homebuyers Education: educate purchaser on associated fees (condo/HOA).

Broaden outreach: so more people are aware of the program.

Add physical inspection – check on overcrowding –random checks.

Resale Hotline – Call in process doesn't work/reselling home without any guidance; More information/explanation about resale process needed. Agent necessary for sale/resale process. Home inspection on resale. Develop ADU seller mentor program.

Homebuyers Education class – more on options.

List of lenders would be helpful.

Develop Minimum with option cushion /colors and location.

Would like model of ADU home or ability to see the layout.

1st time homebuyers should open their homes to show to new owners.

Conduct a Mock sales process.

Would like to be educated on available homes.

Look into Toll Brothers adding in social fee package.

Review option process – minimum specs-wiring.

**ADU Residents
Focus Group Meeting Summary
April 9, 2008**

Question #1 What worked well in the process of getting your ADU home?

- Preference priorities worked well
- Got the details/well educated
- Got to choose home (3 options)
- Important meetings about program- ask for resources-straightforward
- Annual affidavit – good document
- Mix may have been different – depends on timing of construction ADU may also stigmatize – like Section 8
- Keep integrity of system – good system

Question #2 How would you rate your experience with your builder? Why?

- Lenders don't know program.
- Problem with truth in lending not including associated with fees
- Could not choose bathroom location – middle floor vs. basement
- Not knowing process – what to do
- 1 phone jack/option process/master bathroom
- Better connection with mortgage company
- Go outside of builder (Stu) – builder was rude
- Cash for options – how did this work
- Same size closets/bathrooms
- No options is an issue – be able to add when buying it
- Builders have a stigma (about the program)
- List of lenders would be helpful
- Challenge builders when determining location of certain options
- Different builders have different approaches when determining options
- 100% \$ options

Question #3 Would you recommend the Program to Family or Friends?

- Everyone treated equally
- Process explained during homebuyers class
- More information/explanation about resale process
- Hotline – call in process doesn't work/reselling home without any guidance
- Found out word of mouth
- Knew through County Government Center
- Schools made up own name – 1st time teachers program

Question #4 What things were important to have in your house when you bought it?

- Phone jacks – location; 3 phone jacks
- Laundry sink next to washer/dryer – not bathroom
- Bedrooms
- Garbage disposal – standards in other homes (ADU) – get it
- Master bathroom option

- Another lock

Question # 5 What features were in your home that you liked?

Question # 6 What was not in your home that you thought you wanted or thought should be there?

- 2 doors to the unit
- Snow removal – private streets-for townhouses snow removal more expensive

Question #7 How are you treated by your neighbors? Are you thought of as different because you live in an ADU?

- No difference
- Some are brick/some siding
- People outside of the program don't know it's an ADU
- Can't tell
- Because isolated in single stick, they were thought of as poor
- Don't think building together is good/ they need to be mixed
- Yard maintenance is issue – peer issue but not ADU issue.
- Neighbors perceive you as being smart because you know about the program
- Income needed to qualify is still a decent amount of income
- Advantage or prorated taxes
- Prefer to be mixed in with market homes
- Being mixed in allows for pride of ownership
- Don't know who is in ADU
- Can tell by outside of house/ADU residents know/size
- Ashburn Manor – felt stigmatized – townhouses separate from others – pay more for trash service
- Difference between PUD vs. smaller development
- Last to be built in a development may be stigmatized

Question # 8 What about moving up?

- May not be worth it
- Not everyone would want this – many issues expressed

Builders and Modifications/Zoning Joint Meeting
March 10, 2008
Draft Minutes

Board of Supervisors had strategic work session on April 19. Melinda Artman sent 20 topical rules for amendment. Board of Supervisors will look and prioritize the list.

Habitat for Humanity has design guidelines for safe and affordable decent housing. Pam will get this information and provide it to Michael and the ADUAB.

Melinda suggested the removal of compatibility and interspersion and insert minimum guidelines upon recommendation of ADUAB and approval of zoning administrator.

No artificial constraints other than building code – you can do “A” if you meet “B”

Draft language that supports language in housing policies

1450 – how program works once unit is built. Look at increasing fines

Changes in 1450 and VII will go hand in hand

A quad is possible – great house – note that there is a rear yard requirement

Innovative product type – consult ADUAB to determine innovation, goals of program being met, further county affordable housing goals

Guidebook will have to go through public comment if referenced in the zoning ordinance. Should have recommendations to have changes/review of guidebook.

2 paths –

Path A – creative design goes before ADUAB/zoning for approval

Path B- follow steps to get to the bottom line